



**Planning Commission  
Minutes of the June 16, 2016 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Bianca at 5:30 p.m.

**ATTENDEES**

**PLANNING COMMISSION MEMBERS**

**Planning Commission Chairman**

Damian Bianca, CAPZO	Present
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**Planning Commission Vice-Chair**

Troy Wesson, CAPZO	Present
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**City Council Member**

Michael Potter, CAPZO	Present
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Tim Cowles, CAPZO	Present
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Cynthia McCollum, CAPZO	Present
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Steve Ryder, CAPZO	Present
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Cameron Grounds, CAPZO	Present
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Lewie L. Bates, CAPZO	Present
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Stephen Brooks, CAPZO	Present
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**PLANNING STAFF PRESENT**

Gary Chynoweth P.E., Director of Engineering; Mary Beth Broeren, Director of Planning and Economic Development; Johnny Blizzard, AICP, Senior Planner; Ross Ivey, Assistant Planner; Kelly Butler, City Attorney; Megan Zingarelli, Assistant Attorney

**REGISTERED PUBLIC ATTENDEES**

Bruce Crane, Joan Morean/Baumann, Michelle Bendickson, Jon Bendickson, Gary Gray, Fred Underwood, Mike Stewart, Mark Anderson, Roy McCrary, Wade Carpenter, Rick Campbell, Ronald Burdett, Jackie Whitaker, Bill Hill, Billy H. Smith, Russell Smith, Zachary Nelson, Jonathan McGee, Tim Holcombe, Hanu Karlapalem, Joey Ceci, Charles & Judy Rodman, Tom & Barbara Hennigh

**ACCEPTANCE OF THE AGENDA**

Chairman Bianca accepted the agenda as presented.

**APPROVAL OF THE MINUTES**

Mr. Wesson moved to approve the minutes of the May 19, 2016 Regular Meeting minutes. Councilman Potter seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Abstain
Tim Cowles	Aye

**Motion Carried**

**OLD BUSINESS**

There was no Old Business to discuss.

**PUBLIC COMMENTS**

Chairman Bianca asked Mary Beth Broeren to give a follow up regarding the status of annexations from the City Council work session.

Mary Beth Broeren discussed the draft annexation policy that will be included in the West Side Master Plan and some of the components that may be required at the time of future submittals such as a layout and site assessment. She also discussed some of the current annexations that were currently in the pipeline, mentioning that the City Council did not think that the smaller projects were as big of a concern as the 50+/- lot annexation requests.

**PUBLIC HEARINGS**

**Zoning Map Amendments**

**Bendickson Annexation & Zoning Request**

Zoning Map Amendment request to zone 2.10 acres to R-1A (Low-Density Residential District). This zoning request is in conjunction with a request for annexation into the City of Madison.

Location: West of Burgreen Road and south of Tribble Road.

Applicant: Jon & Michelle Bendickson

**Applicant Comments:**

Jon Bendickson, 130 Crownridge Drive, presented his annexation and zoning request. He stated that he felt the R-1A, Low-Density Residential zoning had the least impact on infrastructure. Mr. Bendickson gave three points to consider regarding his annexation request: the small size of the project, the timing of the request, and that both of his children were already in the City of Madison school system.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject properties are currently located in unincorporated Limestone County and consists of two individual lots. The larger lot has an area of 1.08

acres and the smaller lot has an area of 1.02 acres. One lot fronts Tribble Road and the other lot fronts Burgreen Road. The lot facing Tribble is occupied by a single-family dwelling and the one facing Burgreen Road is undeveloped. All the adjoining properties, except those to the east, are within unincorporated Limestone County and not zoned. These properties are similar to the subject properties being large rural lots with single-family dwellings.

Mr. Blizzard added these tracts do not have a significant bearing on the implementation of the *City's Master Plans*. The exception being that the properties are within the Western Growth Area, KDA, which recommends the preservation of a low – scale rural character for the region. The subject properties are representative of this goal and the zoning designation of *R1A* is appropriate for such residential lots.

Mr. Blizzard concluded that staff recommends the subject properties be zoned to *R1A* if annexed into the City of Madison. Staff would prefer Planning Commission wait until the City Council has established policy concerning annexation and the draft West Side Master Plan for the area is available. The draft of the Master Plan is scheduled to be delivered in July.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Brooks motioned to recommend approval to the City Council for Jon and Michelle Bendickson's request to zone property located west of Burgreen Road and south of Tribble Road to R-1A, Low-Density Residential District upon annexation into the City of Madison. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Abstain
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

**Motion Carried**

**Segers Road Annexation & Zoning Request**

Zoning Map Amendment request to zone property to R-3A (Single-Family Detached Residential District). This zoning request is in conjunction with a request for annexation into the City of Madison.  
Location: West of Segers Road and south of Powell Road  
Applicants: Juanita Hardiman, Randal Gregory Martin, and Judy Toles

**Applicant Comments:**

Mark Anderson, 900 Bob Wallace Avenue, Huntsville AL presented the request of 12.5 acres to be annexed into the City of Madison. He stated that his development team is proposing a subdivision consisting of 29 lots and 10 additional residential lots in a future phase. Mr. Anderson gave a timeline of meeting with Planning staff to discuss the project and that various changes had been made to the layout to meet the Planning Department requirements.

Roy McCrary, 360 Nance Road, gave a history of how the property and development came about. Mr. McCrary discussed how he would be donating a portion of the property for greenspace and a new greenway trail to be developed. He also discussed the contracts that were ongoing with the property owners and agents.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject property is located south of Powell Road and west of Segers Road. The property is part of a bigger tract of land and once sold will not have access to a public street. A portion of the property is being acquired by the developer to construct a public street from Segers Road to the subject property.

The adjoining property to the north is currently part of the subject property and appears to be utilized for agriculture. The adjoining properties along the east boundary of the subject property are large rural lots occupied by single-family dwellings. The properties adjoining the south boundary are zoned *R3A* and part of *Moore's Creek Subdivision*. The property along the west boundary is zoned *AG* and is currently undeveloped.

Mr. Blizzard discussed the current traffic counts and that they do not account for several of the new subdivisions that have been developed since 2010. He added that the Major Street Plan recommends that Powell Road be widened to three lanes in the future and that Segers Road be widened to five lanes.

The subject property is part of the *Western Growth Area, Key Development Area* and the main goal specific to the subject property and surrounding area is the establishment of greenways along Oakland Springs Branch and Moore's Branch. *The Madison Parks and Recreation Master Plan* echoes the recommendation of the *Madison Growth Plan*. The majority of the subject property has the designation of *R, Residential*. This designation establishes property for residential uses but does not provide any guidance on the type of residential or at what density it can be developed.

Mr. Blizzard concluded that staff recommends the property be zoned to *R3A*, if annexed into the City of Madison, only with the condition the minimum lot area does not exceed 12,000 square feet. Staff would prefer the Planning Commission wait until the City Council has established policy concerning annexation and the draft West Side Master Plan for the area is available. The draft of the Master Plan is scheduled to be delivered in July.

**Public Comments:**

Mark Anderson had questions regarding the 12,000 square foot average lot size. He asked if there would be a plat restriction on the number of lots. Mr. Blizzard answered that the 12,000 square foot lot size was an average and that a plat restriction could be done, but it would essentially achieve the same result.

**Commission Comments:**

Councilman Potter mentioned that the City Council needs to go back and look at the zoning code and how property is developed. He stated that it would be good if the zoning ordinance could be updated within the next year to reflect the current development.

**Motion:**

Mr. Brooks moved to recommend that the City Council zone property east of Segers Road and south of Nora Street to AG, Agriculture District upon annexation to the City of Madison subject to the 12,000 square foot average lot size. Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Abstain
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

**Motion Carried****Subdivision Plats****Piney Creek – Layout Amendment**

Location: South of Powell Road and west of Segers Road

Applicant/Owner: Smart Living, LLC

Lots: 115

Acreage: 50.11

**Applicant Comments:**

There were no comments from the applicant.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject property is located east of Bowers Road and south of Powell Road. The Planning Commission approved the current layout in June of 2015. The approval authorized the development of 140 lots with access to Powell Road to the north and access to a proposed street in *Moore's Creek Subdivision* to the south, when that phase of *Moore's Creek* is developed. The street configuration consists of a series of looped streets and one linear street running along the east side of the property, which funnels traffic to Powell Road and *Moore's Creek Subdivision* in the future.

In November of 2015, the Planning Commission approved a preliminary plat for *Piney Creek, Phase 1*. The approval authorized the construction of 85 lots and related infrastructure. A second access to Powell Road

was approved with the preliminary plat. The addition of the second access allowed the developer to develop more than 51 lots.

Mr. Blizzard added with this layout amendment the looped streets will be changed to provide two cul-de-sacs with one long cul-de-sac looping around a large common area in the middle. The number of lots will be reduced from 66 lot to 41 lots and the average lot size will be increased from 9,789 square feet to 17,018 square feet. This will decrease the density from 4.45 dwelling units per acre to 2.55 dwelling units per acre. The applicant also proposes to eliminate the second access to Powell Road.

Mr. Blizzard concluded that the subdivision plat is compliant with the Madison Zoning Ordinance. The Technical Review Committee recommends approval of the layout for *Piney Creek Subdivision* given the contingencies listed in the staff report.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mrs. Bates motioned to approve Piney Creek, Layout Amendment subject to the following comments:

**Planning Department Comments**

1. The second access to Powell Road must be shown on the layout plan. This layout was not amended to reflect this change and the Planning Commission or the Planning Commission may consider one of the options listed below:
  - 1) No more than 51 lots may receive final plat approval until a second entrance to established; or
  - 2) A final plat for *Moore's Creek, Phase 3* is recorded. The plat must include the stub connecting to the proposed street at the south boundary of the subject property; or
  - 3) A temporary access easement must be established where the applicant proposes to eliminate the second access to Powell Road.
2. Sheet 2A: Delete Sheet 2A

**Engineering Department Comments:**

1. Layout submittal requires 3 sheets: cover, 1000 scale showing all surround subdivisions and roadways, 100 scale of proposed subdivision.

Mr. Brooks seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye

Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
<b>Motion Carried</b>	

**Piney Creek, Phase 1 – Preliminary Plat**

Location: South of Powell Road and west of Segers Road

Applicant/Owner: Smart Living, LLC

Lots: 74

Acreage: 50.11

**Applicant Comments:**

There were no comments from the applicant.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant submitted a new preliminary plat for *Piney Creek, Phase 1* that modifies the current approved preliminary plat by:

1. Eliminating the second entrance to Powell Road;
2. Eliminates Starling Drive where it doglegs east/west at the south end of the property;
3. Eliminates Thrasher Drive at the south end of the property; and
4. Eliminates the 11 lots fronting the eliminated portion of Starling Drive and Thrasher Drive.

Items 2 and 3 listed above have been incorporated into *Piney Creek, Phase 2*, which was also submitted for the June Planning Commission Meeting. As for item 4, the lot configuration has been modified.

Mr. Blizzard concluded that staff recommends approval contingent on the unresolved items listed in the staff report in order to be compliant with the Madison Subdivision Regulations.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

Councilman Potter asked if the area is supported by Athens Utilities. Mr. Blizzard answered, Yes.

Mr. Wesson expressed concerns with pedestrian access to greenway between lots 19-20.

**Motion:**

Mr. Wesson motioned to approve Piney Creek, Phase 1 with the following contingencies:

**Planning Department**

1. The second access to Powell Road must be shown on the layout plan or the Planning Commission may consider one of the options listed below:

- 1) No more than 51 lots may receive final plat approval until a second entrance is established;  
or
  - 2) A final plat for *Moore's Creek, Phase 3* is recorded. The plat must include the stub connecting to the proposed street at the south boundary of the subject property; or
  - 3) A temporary access easement must be established where the applicant proposes to eliminate the second access to Powell Road.
2. Cover Sheet: Signatures:
- 1) Madison Utilities
  - 2) Athens Utilities
  - 3) North Alabama Gas
  - 4) Limestone County Water & Sewer
  - 5) Phone
  - 6) Cable

**Engineering Department Comments:**

1. Verify MFFE on lots 10 thru 21, 67, 80, 81, and 82.
2. Provide MFFE on Phase 2 plat and grading plans.
3. Provide temporary turn around on west stub.
4. Provide profile of Powell Road for sight distance.
5. If new Layout gets approved, choose a street name to use between "Kinglet Way" and "Towhee Way".
6. Remove development note #6
7. Correct General note #16, No Access to Powell Road
8. All driveway locations must be approved by Engineering Department
9. Locate driveway at property line as far away from intersection as possible

**Fire Department Comments:**

1. Since second entrance has been removed, construction limited to 51 lots until 2<sup>nd</sup> remote entrance
2. Fire hydrant spacing is excessive.

**Planning Commission Comments:**

1. Provide pedestrian access to greenway in between lots 19 & 20

Mr. Ryder seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye



Tim Cowles  
**Motion Carried**

Aye

**Piney Creek, Phase 2 – Preliminary Plat**

Location: South of Powell Road and west of Segers Road

Applicant/Owner: Smart Living, LLC

Lots: 41

Acreage: 19.27

**Applicant Comments:**

There were no comments from the applicant.

**Staff Comments:**

Mr. Blizzard stated that the Technical Review Committee recommends approval of the layout for *Piney Creek, Phase 2*. The subdivision plat is compliant with the Madison Zoning Ordinance. Staff recommends the approval be contingent on the unresolved items listed in the staff report in order to be compliant with the Madison Subdivision Regulations.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

Mr. Wesson expressed concerns with pedestrian access to the greenway.

**Motion:**

Mr. Wesson motioned to approve Piney Creek, Phase 2 Preliminary Plat with the following contingencies:

**Planning Department**

1. Cover Sheet: Signatures:
  - 1) Madison Utilities
  - 2) Athens Utilities
  - 3) North Alabama Gas
  - 4) Limestone County Water & Sewer
  - 5) Phone
  - 6) Cable
2. Provide a detail showing a house can fit on Lot 38

**Engineering Department**

1. Verify MFFE on lots 10 thru 21, 67, 80, 81, and 82.
2. Provide MFFE on Phase 2 plat and grading plans.
3. Provide temporary turn around on west stub.

**Fire Department Comments:**

1. Provide letter from Limestone County Water confirming a minimum of 1000 GPM will be available at all fire hydrants within the development.

**Planning Commission Comments:**

1. Provide pedestrian access to the greenway in between lots 58-59 and 40-41

Mrs. McCollum seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

**Motion Carried**

**The Cove at Eastview - Layout Plat**

Location: Schrimsher Road and Eastview Drive

Applicant/Owner: JWE Properties, LLC

Lots: 21

Acreage: 12.51

**Applicant Comments:**

Billy Smith, Smith Engineering, presented the request on behalf of the property owner, Jeff Enfinger.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject properties are located west of Slaughter Road and north of Eastview Drive. The annexation and zoning of the properties are pending City Council approval. The annexation petition and zoning request is scheduled for the June 27, 2016 City Council Meeting.

The applicant is proposing to construct 21 lots, 3 common areas and 1 street on the 21.51 acres. The Planning Commission recommended approval of the property being zoned *R3A* at the April 21, 2016 meeting, if the layout of lots did not exceed the *R1A* density of 2.42 dwelling units per acre. The density for the subject property based upon the current layout is 2.09 dwelling units per acre, which meets the Planning Commission's recommendation. The smallest lot will have an area of 14,725 square feet and the largest lot will have an area of 35,854 square feet. Two of the common areas will be used for signage at the subdivision entrance and the third common area will be used for detention.

Mr. Blizzard concluded annexation and zoning of the subject property is scheduled for City Council action on June 27, 2016. The subdivision plat is compliant with the Subdivision Regulations and if the property is zoned *R3A*, it will be complaint with the Zoning Ordinance. The Technical Review Committee recommends

approval of the layout for *The Cove at Eastview*. Staff recommends the approval be contingent on the following unresolved issues listed in the staff report and the variance to Section 5-4-13 of the Subdivision Regulations to increase cul-de-sac length from 800 feet to 1,084 feet. Staff recommends approval based on the extreme topography of the property.

**Public Comments:**

Tom Hennigh, 275 Schrimsher Road, expressed confusion with the density of the subdivision. He asked if the property was to be zoned R-3A or R-1A. Mr. Bianca answered that it was to be zoned R-3A with an R-1A density. Mary Beth Broeren further elaborated on the density.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Ryder moved to approve the variance request to section 5-4-13 of the Subdivision Regulations to increase the cul-de-sac length from 800 feet to 1,084 feet. Councilman Potter seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

**Motion Carried**

Mr. Brooks moved to approve The Cove at Eastview, Layout Plat given the following contingencies:

**Engineering Department**

1. Provide a Certificate for City Engineer

Mr. Cowles seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye

Tim Cowles

Aye

**Motion Carried**

**Creekside – Certified Plat**

Location: NW Segers Road

Applicant/Owner: Michael Scott Cole

Lots: 1

Acreage: 3.68

**Applicant Comments:**

Mark Anderson presented the request.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject property is located south of Powell Road and west of Segers Road. The applicant has submitted the certified plat in order to convey Lot 1 to the developer of the adjoining property to the west. The developer plans to construct a public street on the property and dedicate it to the City of Madison at some point in the future. The construction of the public street will provide the adjoining property to the west access to Segers Road.

Mr. Blizzard concluded the Technical Review Committee recommends approval of the certified plat for *Creekside Park Subdivision*. The subdivision plat is compliant with the Subdivision Regulations and the Zoning Ordinance. Staff recommends the approval be contingent on the unresolved issues listed in the staff report.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

Mr. Wesson asked if the purpose of this plat was for a road and if the property to the north would have driveway access. Mr. Blizzard answered that the intent of the plat is for a road and that the property to the north is already developed and has an existing driveway.

**Motion:**

Mr. Ryder motioned to approve Creekside, Certified Plat given the following contingencies:

**Planning Department Comments**

1. Show all utilities, including fire hydrants. This information should be on a separate sheet not for recording.
2. Signatures:
  - 1) Surveyor's Certificate
  - 2) Flood Certificate
  - 3) Certificate of Accuracy
  - 4) Dedication
  - 5) Athens Utilities

- 6) Mortgage Certificate
- 7) Notary's Acknowledgement

Mr. Cowles seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

**Motion Carried**

**Putman Industrial Park, Fourth Addition – Certified Plat**

Location: Corner of Production Avenue and Production Court

Applicant/Owner: Jetplex Associates I, LLC

Lots: 2

Acreage: 13.55

**Applicant Comments:**

Bruce Crane, Johnson and Associates, presented the request on behalf of their client, and asked that the item be tabled to the August meeting.

**Staff Comments:**

There were no comments from Staff.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Cowles motioned to table Putman Industrial Park, Fourth Addition, Certified Plat to the August Planning Commission meeting. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye

Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
<b>Motion Carried</b>	

**Marvin Stewart, Phase 2 – Certified Plat**

Location: North of Mill Road and east of Millstone Subdivision

Applicant/Owner: Stewart Properties, LTD

Lots: 2

Acreage: 24.56

**Applicant Comments:**

There were no comments from the applicant.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject property is located north of Mill Road and east of Millstone Subdivision. The certified plat will resubdivide the subject property into two tracts. Tract 2 will have an area 4.828 acres and Tract 3 will have an area of 19.73 acres. The Technical Review Committee recommends approval of the certified plat for *Marvin Stewart, Phase 2*. The subdivision plat is compliant with the Subdivision Regulations and the Zoning Ordinance.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Bates motioned to approve Marvin Stewart, Phase 2, Certified Plat. Mr. Cowles seconded the motion.

Final Vote:	
Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye

Tim Cowles

Aye

**Motion Carried**

**Dublin Acres, Phase 2 – Certified Plat**

Location: East of Hughes Road and north of Eastview Drive

Applicant/Owner: Jeffery Post

Lots: 2

Acreage: 1.94

**Applicant Comments:**

There were no comments from the applicant.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject property is located east of Hughes Road and north of Eastview Drive. The subject property is identified as Lot 7 of *Dublin Acre Subdivision*. Lot 7 has an area of 1.94 acres or 84,506.40 square feet. The resubdivision of Lot 7 will create two lots identified as Lot 7A with an area of 1.01 acres or 43,995.60 sq. ft. and Lot 7B with an area of .93 acres or 40,510.80 square feet.

Lot 7 is occupied by an existing home and detached garage. The dwelling was constructed in 1968 and has a footprint of 1,807 square feet and an overall square footage of 2,395 square feet. A detached garage was constructed in 2001 and has an area of 720 square feet. Once resubdivided both structures will be located on Lot 7A and, the existing structures will be compliant with setbacks and lot coverage requirements for the *R1A District*. The detached garage is not subject to side and rear setback but must be one foot from any public utility and drainage easement, PUDE. The current plat for *Dublin Acres* did not dedicate any easements with the recording of the plat but the plat proposes the dedication of a five foot PUDE along all property lines. Staff does recommend both lots be limited to one driveway abutting Hughes Road.

Mr. Blizzard concluded the Technical Review Committee recommends approval of the certified plat for *Dublin Acres, Phase 2*. The subdivision plat is compliant with the Subdivision Regulations and the Zoning Ordinance. Staff recommends the approval be contingent on the unresolved issues listed in the staff report.

**Public Comments:**

Russ Nelson, 120 Dublin Circle, asked if other lots in the subdivision could do this in the future. Mr. Blizzard answered that they could if they met the subdivision regulations. He also asked the distance of the rear setback. Mr. Blizzard answered 45 feet.

**Commission Comments:**

Mr. Brooks asked if there were any plat restrictions on the lots in this area. Mr. Blizzard answered there were no plat restrictions, possibly some deed restrictions, but he was unable to locate any. Mr. Brooks



went on to ask if a deed restriction could stop this action. Mr. Blizzard answered, Yes, but that would be a civil matter.

**Motion:**

Mrs. McCollum motioned to approve Dublin Acres, Phase 2, Certified Plat given the following contingencies:

**Planning Department Comments**

1. Sheet 1: The MBL for Lot 7B must be 40 ft.

Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Abstain
Tim Cowles	Aye

**Motion Carried**

**Hughes Road Commercial Park, Phase 4 – Certified Plat**

Location: West of Hughes Road, east of Lanier Road and north of Madison Boulevard

Applicant/Owner: Legacy Chapel Holding, Inc.

Lots: 2

Acreage: 8.74

**Applicant Comments:**

There were no comments from the applicant.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject property is located west of Hughes Road, east of Lanier Road and north of Madison Boulevard. The adjoining properties to the north are occupied by medical related establishments including the Madison Surgery Center. The adjoining properties to the south are vacant. The adjoining properties to the east are occupied by service establishments including a medical office, bank and professional office.

The certified plat will resubdivide the 8.74 acre lot into two lots identified as Lot 1 with an area of 3.75 acres and Lot 2 with 4.99 acres. The Legacy Chapel facility will be located on Lot 1. Lot 2 is currently undeveloped and will have street frontage on both Lanier Road and Hughes Road. An ingress/egress



easement will cover the south driveway of Lot 1 allowing both lots access to the drive. Lot 2 will not have direct access to Hughes Road.

Mr. Blizzard concluded that the Technical Review Committee recommends approval of the certified plat for *Hughes Road Commercial Park, Phase 4*. The subdivision plat is compliant with the Subdivision Regulations and the Zoning Ordinance. Staff recommends the approval be contingent on the unresolved issues listed in the staff report.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mrs. Brooks motioned to approve Hughes Road Commercial Park, Phase 4, Certified Plat, given the following contingencies:

**Planning Department Comments**

1. No access to Hughes Road
2. Signature:
  - 1) Flood Certificate
  - 2) Certificate of Accuracy
  - 3) Dedication
  - 4) Mortgage Holder
  - 5) Surveyor's Certificate
  - 6) Notaries Acknowledgement

**Engineering Department Comments:**

1. Additional easement required for drainage way at SE corner.

Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

**Motion Carried**

(PUBLIC HEARING CLOSED)

**Site Plans**

**Tri-Share Properties**

Location: East of County Line Road and south of Palmer Road

Applicant/Owner: Micky Evers

**Applicant Comments:**

Fred Underwood presented the request on behalf of Micky Evers.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject property is located east of County Line Road and south of Palmer Road. The applicant is requesting approval of a site plan to construct an 11,200 square foot building and 27 additional parking spaces. The site plan references a construction type and occupancy type for business. This information is based upon the adopted building code. The parking ratio referenced is based upon a professional office complex. On June 8, 2015, staff learned that the majority of the building may be used as a dance studio and the site plan as presented will not be compliant with the parking ratio or building code information referenced. Mr. Blizzard concluded that staff recommends approval of the site plan for Tri-Share Property only if the use of the building is for Business/Office or similar use that would be compliant with the site plan as presented and the other unresolved issues listed in the staff report.

**Commission Comments:**

Mrs. McCollum expressed concerns with the Fire Department issues and their access to the building. Mr. Underwood addressed some of Mrs. McCollum's concerns and said that the Fire Department issues had been resolved. He also stated that the building would only be leased as business offices only.

**Motion:**

Councilman Potter motioned to approve the Tri-Share Properties Site Plan given the following contingencies:

**Planning Department**

1. Submit an elevation plan that demonstrates that the existing and proposed building is compliant with Section 4-8-7
2. Note the following information:
  - 1) Open space required and provided. Include calculations
  - 2) Classification of type construction based on adopted building code
  - 3) Proposed occupancy type and load based on adopted building code
  - 4) Clarify Note the type use of the building
  - 5) Fire flows

**Fire Department**

1. We are unable to access the north and south parking lots with fire dept. trucks. As a result we are unable to access all parts of the building within 150' of any point along the front. See the 2009 IFC Section 503 subsection 503.1.1
2. Provide auto-turn based on AASHTO B-40 template to confirm access for fire dept. vehicles

Chairman Bianca seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Nay
Steven Ryder	Nay
Cameron Grounds	Aye
Lewie Bates	Nay
Stephen Brooks	Aye
Tim Cowles	Aye

**Motion Carried**

**Location, Character, Extent**

**Madison Public Library**

Location: North of Plaza Boulevard and west of Hughes Road

Applicant: City of Madison

Property Owner: Freubenberger Otto I., Exemption Trust

**Staff Comments:**

Mr. Blizzard stated the subject property is located north of Plaza Boulevard and west of Hughes Road. The property is located approximately 117 feet east of the current location of the Madison Public Library. The properties are separated by a single lot. The subject property is currently undeveloped and consisting of ground cover with little or no other types of vegetation. The adjoining property to the north is the site of Lawler's BBQ Restaurant and the property located east of the subject property is a medical office complex. The properties adjoining the south boundary are vacant and the adjoining property to the west is the site of a dentist office. All these properties are part of *Hughes Road Subdivision*.

The construction of the new Kroger Supermarket will include the construction of Coefer Boulevard to the eastern property line and Madison County plans to extend the new road to Plaza Boulevard. The project will also include the extension of Landers Road north of Browns-Ferry Road and intersect with Coefer Boulevard. The addition of these new roadways will make the library more accessible from the nearby residential areas. The City Council has approved funding for a new traffic signal at the intersection of Plaza Boulevard and Hughes Road. The anticipated time this signal will be in operation is within one year and will significantly improve access from Plaza Boulevard to Hughes Road.

The new facility will have an overall square footage of 24,956 square feet which is significantly larger than the current facility that has 15,000 square feet. The proposed library will include a children's area, adult

reading room, maker's space and spaces for study and research as well as community level functions with meeting rooms and area for outdoor events. The new facility will include 134 parking spaces, which will be an increase of 41 parking spaces from the 93 parking spaces available at the current facility.

The library will be designed to be compatible with other civic buildings while evoking elements of a cotton mill and incorporate the history of cotton and incorporating the history of cotton and its importance to the City of Madison's past into the décor.

Mr. Blizzard concluded the Technical Review Committee recommends approval of the location, character and extent for the Madison Public Library Site Plan. The site development layout is consist with all applicable Zoning Regulations. The elements of the site plan are under review by the Technical Review Committee.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mrs. McCollum recommended approval of the Location, Character, Extent for the Madison Public Library. Mr. Bates seconded the motion.

Final Vote:


Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

**Motion Carried**

**ADJOURNMENT**

Chairman Bianca adjourned the meeting at 7:03 p.m.

**Minutes Approved**

  
\_\_\_\_\_  
**Damian Bianca, Chairman**

**ATTEST:**

  
\_\_\_\_\_  
**Ross Ivey, Assistant Planner and Recording Secretary**